

Desert Breeze Villas Condominiums

General Session Minutes

March 27, 2018

Notice of Meeting

Upon due notice given and received, a meeting of the Desert Breeze Villas Condominium Association Board of Directors was held on March 27, 2018 at the community clubhouse, 10030 W. Indian School Phoenix, AZ 85037.

Attendance

Directors Present

Hugo Heidinger	President (Via phone conference)
Cal Green	Vice President
Jamie Kostick	Treasurer
Maryann Mikulak	Secretary
David Burdick	Member at Large (Via phone conference)

Directors Absent

None

Others Present

Judee Parker, CMCA®, AMS®	Total Property Management
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Call to Order

A quorum was present, and President Hugo Heidinger called the meeting to order at 6:01 p.m. It was noted that Homeowners would be allowed to comment prior to any vote being taken and that a separate Homeowner Open Forum would be held at the end of the meeting for any new items.

Executive Session Disclosure

An announcement was made informing the members that the Board will meet in Executive Session following the Regular Session Meeting on March 27, 2018 to approve minutes from the February 27, 2018 Executive Session meeting and to discuss delinquencies as permitted by A.R.S. 33-1804.

Consent Calendar

A motion was duly made, seconded and unanimously carried to approve the following consent calendar items:

- February 27, 2018 Regular Session Meeting Minutes.
- January & February 2018 Financial Statements.

Management Financial Report

Financial Status of the Association

As of February 28, 2018 the Pacific Western Checking Account balance is \$92,056.27 and the reserve account balance is \$660,662.36. This item is included for informational purposes only and requires no action.

Compilation Report

Ginsburg & Dwailibee completed the compilation report for the fiscal year ended December 31, 2017, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to acknowledge acceptance of the report.

Board Discussion/Management Report
Granite Replenishment Proposals

Management obtained proposals from Sunbelt, Goodwill and Desert Classic to replenish granite along the exterior perimeter, by the gym and between the garages, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal submitted by Sunbelt for the total cost of \$3,432.00.

Goodwill Proposal - Turf Fertilization

Goodwill Landscape submitted a proposal for the application of soil sulfur, Triple Phosphate and organic fertilizer supplement based on a soil sample test that was taken of the turf, which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal for the total cost of \$1,408.00.

Goodwill Proposal - Artificial Turf Installation – Front entry planters

Goodwill Landscape submitted a proposal for the installation of artificial turf at both the East and West entrance corners on Indian School Rd. which was presented to the Board for review. A motion was duly made, seconded and unanimously carried to deny the proposal..

Proposals for replacement of carpet in gym

Management obtained a proposal from KDK Construction and Goodwill for the replacement of the carpet in the community gym, which were presented to the Board for review. A motion was duly made, seconded and unanimously carried to approve the proposal submitted by KDK Construction for the total cost of \$3,015.65.

Proposals - Raising of Perimeter Fencing with Shepard Hooks

Board Member Cal Green obtained a proposal from Sun King Fencing for the installation of fence extensions with Shepard hooks that would raise the perimeter fencing to a greater height in an effort to alleviate unauthorized people from entering the community. A motion was duly made, seconded and unanimously carried to table this item to the May meeting pending further review and discussion.

Community Action Officer – Phoenix Police Department

Officer Christopher Gallegos attended the meeting to provide information on creating a block watch, how to obtain police statistic reports, the types of signs that should be posted, and other various ways of deterring crime. After a brief discussion, a motion was duly made, seconded and unanimously carried to approve the creation of a block watch that will be filed with Phoenix P.D. Officer Gallegos will be present at the May meeting to provide further information.

Homeowner Open Forum

Several homeowner were present at this meeting at which time a brief question and answer period ensued regarding painting.

Adjourn

There being no additional business to come before at this time, a motion was duly made, seconded and unanimously carried to adjourn the meeting to the annual meeting at 7:30 p.m.

Attest:

Maryam Mikulak
Signature

05/22/18
Date

* Jamie L. Kestich
Signature

05/22/18
Date